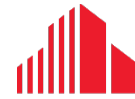


# THE KEEP

6112 QUINPOOL ROAD | HALIFAX, NOVA SCOTIA



CUSHMAN &  
WAKEFIELD  
Atlantic

For Lease / Premium Commercial Space

WHAT'S  
NEXT  
IN RETAIL



# THE KEEP

6112 QUINPOOL ROAD | HALIFAX, NS

## RETAIL SPACE

Suite 4 | 2,635 SF

## RENT

\$37.00 psf Net

## NOTES

Corner of Quinpool Road & Vernon Street

- Commercial space with existing leaseholds (HVAC, Washrooms, etc.) frontage onto Quinpool Road. Ready for new tenants.

Suite 8 | 2,700 SF

\$35.00 psf Net

Frontage onto Vernon Street

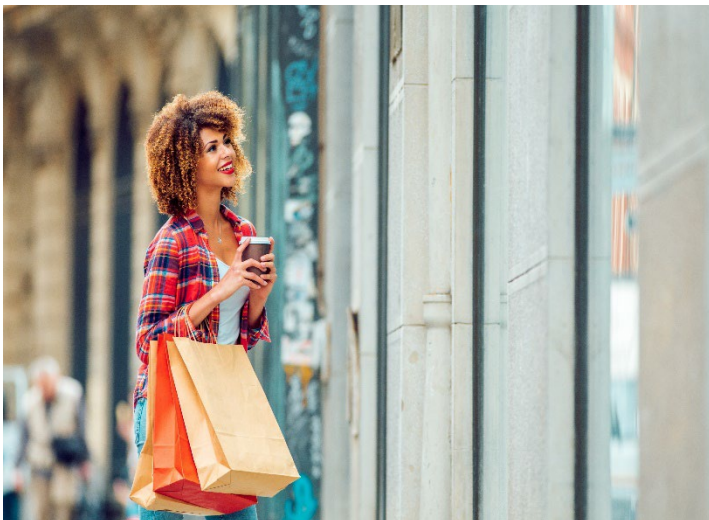
- Raw space with frontage onto Vernon Street. Ready for tenant improvements & fit-ups

## IDEAL USES

Both suites appeal to a wide variety of uses. The property's proximity to the QEII Hospital provides an exceptional opportunity for a variety of Health & Wellness retailers or service providers, including: medical & dental clinics, physiotherapy, chiropractor offices, massage clinics, integrated health, and much more.

## CURRENT TENANTS

Vogue Optical | Propeller Brewing | MOVE EAST | Take It Outside | The Trail Shop | Morris East | Parachute Realty | Atlantic Photo Supply



Steven Dexter/ Senior Vice President / [sdexter@cwatlantic.com](mailto:sdexter@cwatlantic.com)/ +1 902 222 2399

**WHAT'S  
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# THE KEEP

6112 QUINPOOL ROAD | HALIFAX, NS

## PROPERTY HIGHLIGHTS

- High exposure commercial space on the ground floor of a new, luxury multi-unit residential property.
- Prime corner retail space available with exposure onto Quinpool Road, and Vernon Street.
- Over 30,000+ vehicles pass by the property daily.
- On-site underground public parking available (+/- 70 spaces).
- Centrally located with an excellent selection of amenities in the area.
- Back-up generator for the entire building, ensuring **zero downtime** for all tenants. To our knowledge, the only building in HRM to offer this amenity.
- Additional Rent: \$18.75 psf



**AMPLE PARKING  
ON-SITE &  
NEARBY.**



**HIGH PROFILE  
LOCATION.**

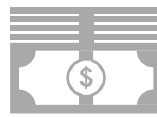


**ESTABLISHED RETAIL  
TRADE AREA W/  
STRONG PERFORMING  
CO-TENANTS.**

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

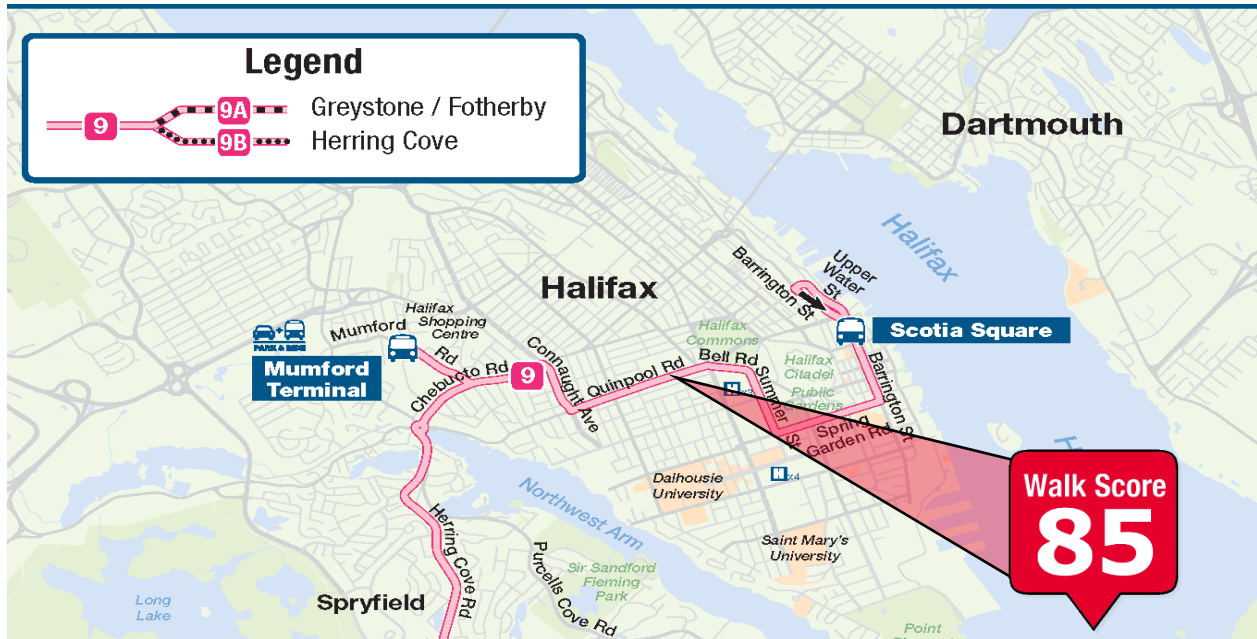
1 km	14,772	\$60,634	11,005
3 km	70,579	\$58,604	126,904
5 km	131,378	\$56,582	172,323

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# THE KEEP

6112 QUINPOOL ROAD | HALIFAX, NS  
TRANSIT MAP (ROUTE 9) | WALK TIMES



- Route 9+ is the only Halifax Transit route that services Quinpool Road.
- The route stops at both the Mumford Terminal and the Scotia Square Terminal.
- Is one of several routes that provide Herring Cove and Spryfield with access to the Halifax Peninsula (9A & 9B).

**Downtown  
Halifax**



19-minute walk

**Spring Garden  
Road**



13-minute walk

**Dalhousie  
University**



10-minute walk

**North End  
Halifax**



20-minute walk

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**WHAT'S  
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# THE KEEP

6112 QUINPOOL ROAD | HALIFAX, NS



## LOCATION INFORMATION

THE KEEP is strategically located at the corner of Vernon Street and Quinpool Road, a main arterial commuter route to/from Downtown Halifax seeing more than 30,000 vehicles daily. Quinpool Road is home to many businesses that offer a wide variety of products, services and experiences to nearby and commuter residents and customers. The Quinpool area is vibrant, offering options for dining, drinking, recreation, shopping, beauty & healthcare, professional services and much more. The surrounding area is predominantly residential. Major employers include Nova Scotia's main hospital campus, including the QEII Health Sciences Centre and new Infirmiry. Quinpool Road is seeing a boom in high-density, multi-family residential buildings, with THE KEEP leading the way; the Quinpool area expects approximately 1,500+ multi-residential units to follow shortly.

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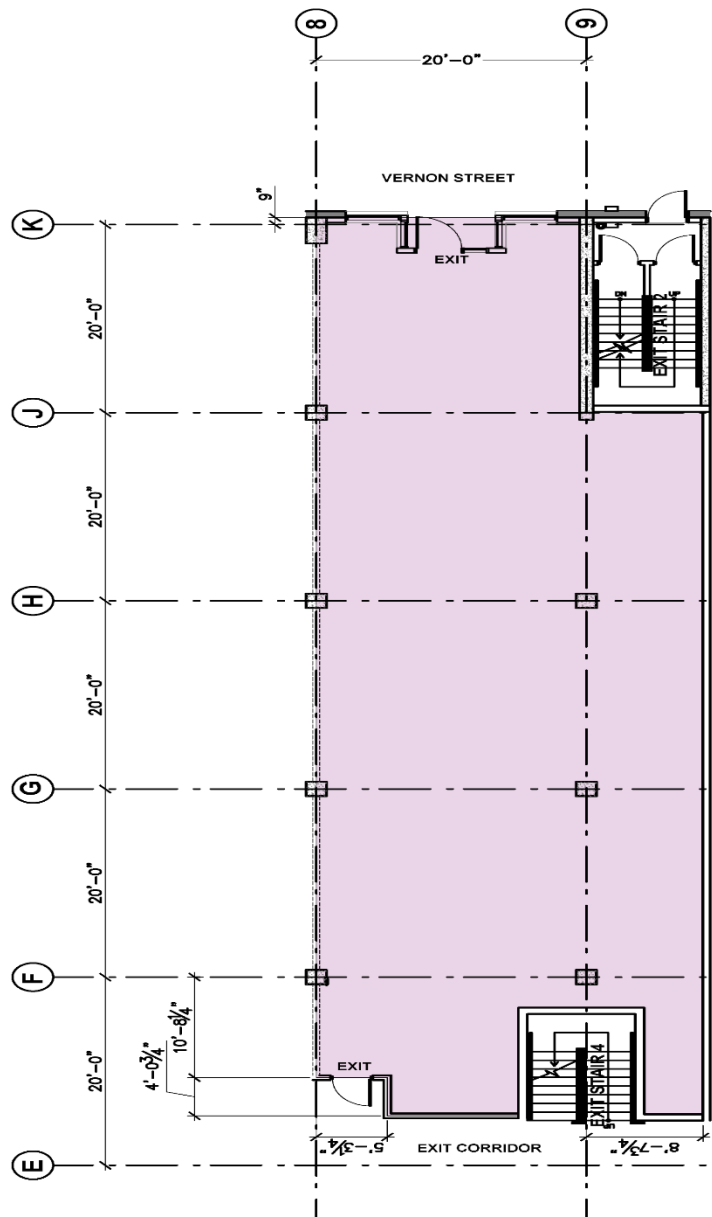




# THE KEEP

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## FLOOR PLAN | SUITE 8



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# THE KEEP

6112 QUINPOOL ROAD | HALIFAX, NS

ELEVATION | VERNON STREET



**Atlantic Photo Supply**



- Founded in 1942, Atlantic Photo Supply is the only professional printing lab within Atlantic Canada.
- Always on the search for new and innovative products, Atlantic Photo Supply stays on the leading edge of the photography industry.
- Take It Outside is a leading casual active lifestyle provider located within Nova Scotia.
- Established in 2012 with the goal to “Elevate life’s adventures through authentic experiences.
- Morris East has been providing HRM with authentic wood-fired oven pizza for over 14 years.
- Not just a pizzeria. As a full-service restaurant & wine bar, Morris East offers a wide variety cocktails and authentic Italian dishes.
- Parachute Realty was formed from the desire to have creativity, passion, and depth at the forefront as your next chapter begins.
- This realty firm opened up shop in 2014 and has been committed to providing its clients with the finest listing presentation, and a compelling story.

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# THE KEEP

6112 QUINPOOL ROAD | HALIFAX, NS

ELEVATION | QUINPOOL ROAD



**Vogue Optical**



- An independent premier outdoor gear store, The Trail Shop offers a large selection of equipment and clothing for a wide variety of outdoor activities.
- Servicing HRM and the town of Truro.
- Vogue Optical has been proudly helping the vision of Canadians since 1979.
- Known for their iconic “2<sup>nd</sup> Pair Free” policy, Vogue Optical ensures you have great optical care and perfect fitting frames every time.
- Heralded as Halifax’s oldest craft brewery, Propeller Brewing Company has been handcrafting beer since 1997.
- Evolution is key, and Propeller has done just that, moving into the creation of cocktails, and sodas that appeal to a wide selection of customers.
- MOVE EAST is a locally owned and operated boutique movement studio servicing Central Halifax.
- Community, creativity, and functional movement are the 3 core values surrounding MOVE EASTS success.

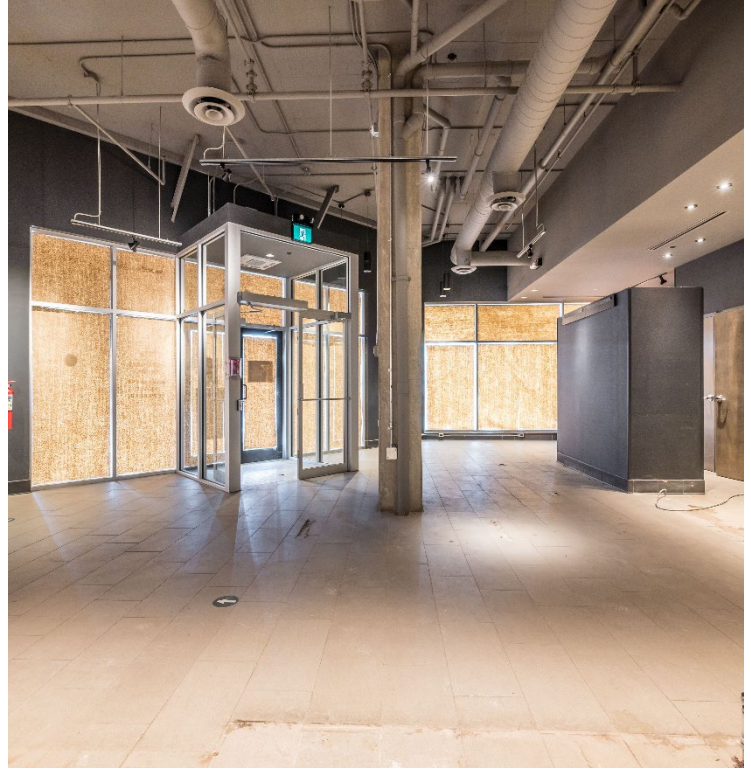
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# PHOTOS | SUITE 4



Existing entrance vestibule



Existing HVAC distribution throughout



Services in place



Existing leaseholds & seating

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# PHOTOS | SUITE 4



Washrooms in place



Excellent street frontage



Bright and inviting entrance



Existing leaseholds

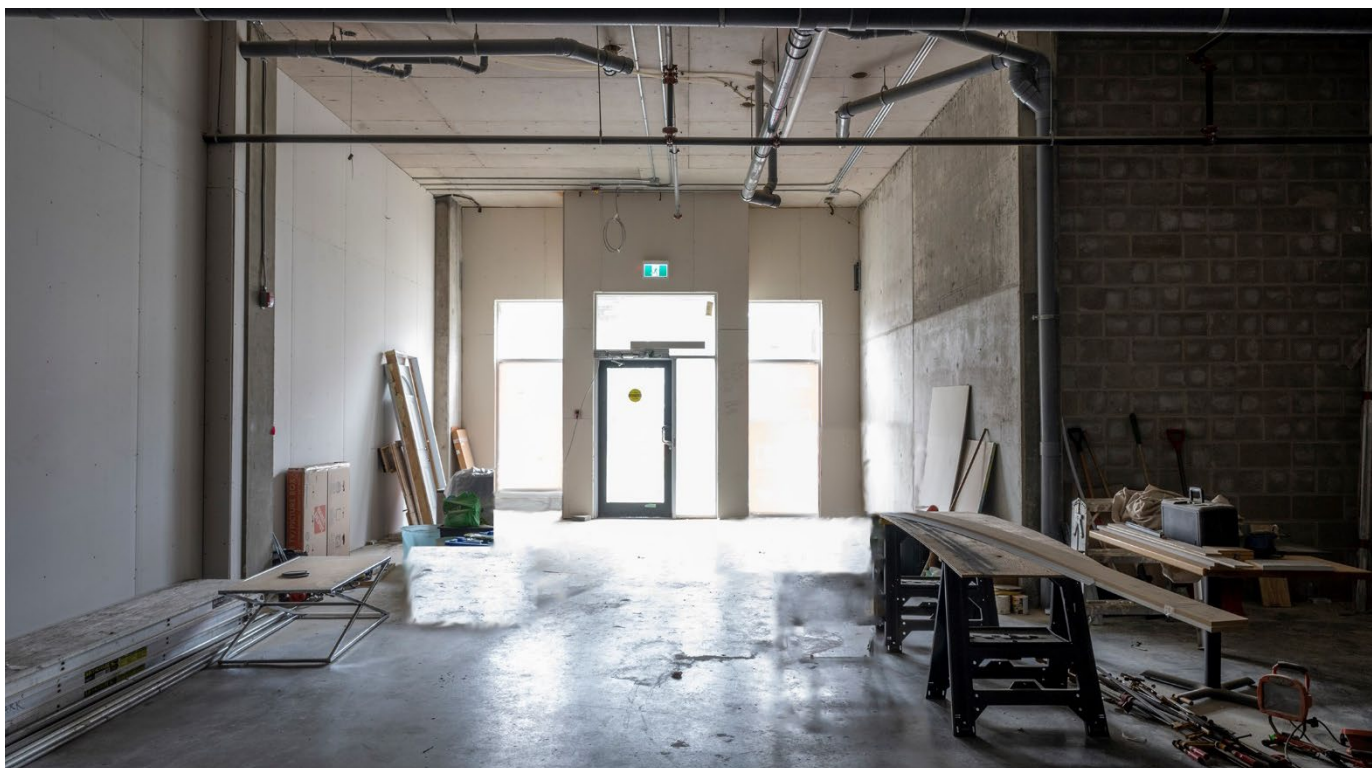
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**WHAT'S  
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# PHOTOS | SUITE 8



Raw space, ready for tenant leaseholds



Frontage onto Vernon Street

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